

04 February 2022

Planning Department
Manchester City Council
PO Box 352
Town Hall
Manchester
M60 2LA

Dear David

**T2 Union – Application for Discharge of Conditions
(Planning Permission Ref: 126648/FO/2020)**

On behalf of our Client, Union Living Manchester 2 Ltd, please find enclosed an application for the discharge of multiple Conditions attached to Planning Permission ref: 126648/FO/2020.

On 16 November 2021 Planning permission was granted for T2 Union at St John's in Manchester City Centre (125655/FO/2019) for:

“Full Planning Permission for the erection of 36 storey plus basement level mixed use building comprising co-living units, amenity space and flexible commercial space (Sui Generis), co-work (Use Class B1), landscaping, access and other associated works.”

The information submitted to discharge the conditions below replicates what was submitted for the T1 application (ref: 125655/FO/2019). T1 is located across Water Street, and is running slightly ahead of T2. The T2 project is the second building in a two building programme. This approach has been agreed with Manchester City Council planning department.

Condition Discharge

The details below set out the relevant conditions and the documents that are submitted in support of application for discharge.

Condition 3a – Materials of External Façade

- a) *“Prior to the commencement of the development, other than enabling works comprising piling and construction of the sub structure, a programme for the issue of samples and specifications of all material to be used on all external elevations of the building shall be submitted to and approved in writing by the City Council, as local planning authority.*

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Renaker have prepared a programme for the issue of samples and specifications of external materials to be used on all elevations.

The programme is submitted to partially discharge part A of Condition 3.

Condition 4a – Materials of Hard Landscaping Materials

“a) No development shall commence, other than enabling works comprising piling and construction of the sub structure, unless and until a programme for the issue of samples and specifications of all hard landscape materials, including seating and other items of street furniture together with a layout plan identifying the location of the materials have been submitted to and approved in writing by the City Council as local planning authority.”

Renaker have prepared a programme for the issue of samples and specifications of hard landscaping materials to be included throughout the scheme.

The programme is submitted to partially discharge part A of Condition 4.

Condition 5a – Materials of Soft Landscaping Materials (as amended)

“a) No part of the development, other than enabling works comprising piling and construction of the sub structure shall commence until a programme for the issue of soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall include details of all planters together with full details of all planting arrangements, including trees.”

Renaker have prepared a programme for the issue of samples and specifications of hard landscaping materials to be included throughout the scheme.

The programme is submitted to partially discharge part A of Condition 5.

Condition 14 – Construction Management Plan

“A Construction Management Plan shall be submitted to, and approved in writing by, the Council, as local planning authority, prior to the commencement of development. This will contain a Noise & Vibration section (in addition to a dust emission section) that shall base the assessment on British Standard 5228, with reference to other relevant standards. It shall also contain a community consultation strategy which includes how and when local businesses and residents will be consulted on matters such out of hours works.”

On 25th January 2022, Renaker produced a Construction Management, Methodology and Programme Plan, detailing the relevant information requested in Condition 14. This information is submitted to fully discharge Condition 14.

Condition 20 – Piling Design

“Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.”

Curtins have prepared a Piling Risk Assessment, dated 20 December 2021, which assesses the piled foundation solution and provides an overview of the site’s ground and groundwater conditions, considering any potential risk.

It concludes there is a low risk to contamination of groundwater from the use of CFA piling, providing risk management measures are put in place.

This report is submitted to fully discharge Condition 20.

Condition 30 (1) – Ground Mitigation

“No development hereby approved shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:

** all previous uses*

** potential contaminants associated with those uses*

** a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.”*

In order to provide the information requested by Condition 30 (1), Curtins have prepared a Phase 2 Ground Investigation Report that includes a geo-environmental overview of the site and outlines recommendations for remediation.

It concludes there are no GAC soil concentration exceedances or suspected asbestos. No gas protection measures are required and t. There is a low risk identified relating to the inhalation of soils and dust, and low, very low risk of groundwater and surface water incidences to the Principal Aquifer and adjacent River Irwell.

The report lists some recommendations. Provided the recommendations are adopted, it can be concluded that the risks associated with the development in relation to ground conditions are low and can be mitigated against. Therefore, this Condition should be partially discharged.

Condition 33 – Archaeological Works

“Prior to the commencement of development, a programme of archaeological works shall be undertaken in line with the Written Scheme of Investigation for Archaeological 'strip and record' Excavation for land west of Water Street, St Johns, Manchester Version 2.0 dated 15 March 2018.”

Salford Archaeology has prepared an Archaeological Evaluation Report for Union T2 to satisfy Condition 33.

In October 2021 Salford Archaeology carried out the archaeological evaluation, consisting of four trenches. No pre-industrial remains were encountered. It was also determined that the water course of the River Irwell had never been within the site boundary. Remains of the two ranges of buildings were uncovered on the east side of the site, with surviving cellars from the workers houses beside the canal and along Water Street, and the truncated remains of the west wall of the former 18th century warehouse.

The report recommends that, although some remains of the 18th century building ranges have survived, these are fragmentary and the difficulty of revealing more of the structures outweighs the data which might be gained from their excavation. Therefore, it recommends that no further investigation are required.

Therefore, Condition 33 should be fully discharged.

Condition 39 – Highway Cleanliness and Wheel Wash Facilities

“The wheels of contractors' vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.”

On the 25th January 2022, Renaker produced a Construction Management Plan document which describes the management of site and highway cleanliness. It confirms the measures to be undertaken to ensure the surrounding streets remain clean, namely, a dedicated gateman monitoring vehicles leaving the site, a jet wash unit at the exit gate, and sweeping of surrounding highway as necessary. This information is submitted to discharge Condition 39.

Condition 41 – Radar Mitigation

“No development shall commence on site until a Radar Mitigation Scheme (RMS), (including a timetable for its implementation during construction), has been agreed with the Operator and approved in writing by Manchester City Council.”

In order to provide the details requested by Condition 41, Pager Power has undertaken an appraisal of the development and have concluded that the tower is totally shielded by the Air Traffic Control Tower at Manchester Airport and therefore will not require any mitigation. This has been documented within the email correspondence submitted with this application. Therefore Condition 33 should be fully discharged.

Submission Summary

The following table summarises the condition to be discharged and the information submitted pursuant to the discharge of the condition:

Table 1 – Summary of discharge of conditions submission

Condition Number	Full or Partial Discharge	Information submitted
3a - Materials of External Facade	Partial	• Programme for Issue of Samples, prepared by Renaker
4a – Materials of Hard Landscaping	Partial	• Programme for Issue of Samples, prepared by Renaker
5a – Materials of Soft Landscaping	Partial	• Programme for Issue of Samples, prepared by Renaker
14 – Construction Management Plan	Full	• CMP prepared by Renaker
20 – Piling Design	Full	• Piling Risk Assessment, prepared by Curtins
30 (1) – Ground Conditions	Partial	• Phase 2 Ground Investigation Report, prepared by Curtins
33 – Archaeological Works	Full	• Archaeological Evaluation Report, prepared by Salford Archaeology
39 – Highway Cleanliness and Wheel Wash Facilities	Full	• Wheel wash assessment, prepared by Renaker
41 – Radar Mitigation	Full	• Email correspondence between Pager Power and NATS

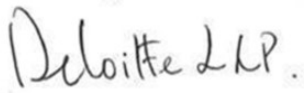
Application Submission

This application comprises this covering letter, the information set out in Table 1 and the following documentation:

- Condition Discharge Application Form; and
- The information detailed in Table 1.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full and partial discharge of the conditions outlined above. If you have any queries regarding this submission, please do not hesitate to contact me or my colleague Rachel Hopkins (rachelhopkins@deloitte.co.uk).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

Deloitte LLP

Encs.